

USPAP ADDENDUM

ANDY ALEGE			
Property Address: 173 QUINCY ST			
City: BROOKLYN	County: KINGS	State: NY	Zip Code: 11216
Lender: LIMA ONE CAPITAL, LLC			

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- ☒ **Appraisal Report** A written report prepared under Standards Rule 2-2(a).
- ☐ **Restricted Appraisal Report** A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 120 DAYS

Additional Certifications

- ☐ I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- ☒ I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

THE SUBJECT WAS APPRAISED BY THE APPRAISER ON 06/23/2020 AS AN EXTERIOR INSPECTION. THE MARKET VALUE HAS REMAINED STABLE.

Additional Comments

APPRAISER:

Signature: Howard F. Jackson

Name: HOWARD F. JACKSON R., MAI

Date Signed: 05/15/2023

State Certification #: 46000004840

or State License #: _____

or Other (describe): _____ State #: _____

State: NY

Expiration Date of Certification or License: 09/11/2023

Effective Date of Appraisal: May 15, 2023

SUPERVISORY APPRAISER (only if required):

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser inspection of Subject Property:

☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior

LOCATION MAP

Borrower: ANDY ALEGE

File No.: [REDACTED]

Property Address: 173 QUINCY ST

Case No.: [REDACTED]

City: BROOKLYN

State: NY

Zip: 11216

Lender: LIMA ONE CAPITAL, LLC



Borrower: ANDY ALEGE	File No.: [REDACTED]
Property Address: 173 QUINCY ST	Case No.:
City: BROOKLYN	State: NY
Lender: LIMA ONE CAPITAL, LLC	Zip: 11216



SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: ANDY ALEGE		File No.:	
Property Address: 173 QUINCY ST		Case No.:	
City: BROOKLYN	State: NY	Zip: 11216	
Lender: LIMA ONE CAPITAL LLC			



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: May 15, 2023
Appraised Value: \$ 2,235,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: ANDY ALEGE		File No.:	
Property Address: 173 QUINCY ST		Case No.:	
City: BROOKLYN	State: NY	Zip: 11216	
Lender: LIMA ONE CAPITAL LLC			

**COMPARABLE SALE #1**

259 JEFFERSON AVE
BROOKLYN, NY 11216
Sale Date: s07/22;c04/22
Sale Price: \$ 2,450,000

**COMPARABLE SALE #2**

459 WILLOUGHBY AVE
BROOKLYN, NY 11206
Sale Date: s11/22;UNK
Sale Price: \$ 2,100,000

**COMPARABLE SALE #3**

269 MACON ST
BROOKLYN, NY 11216
Sale Date: s09/22;c08/22
Sale Price: \$ 2,165,000

COMPARABLE PROPERTY PHOTO ADDENDUM

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**COMPARABLE SALE #4**

243 MACDONOUGH ST
BROOKLYN, NY 11233
Sale Date: c12/22
Sale Price: \$ 2,300,000

**COMPARABLE SALE #5**

113 ALBANY AVE
BROOKLYN, NY 11213
Sale Date: ACTIVE
Sale Price: \$ 2,449,000

COMPARABLE SALE #6

Sale Date:
Sale Price: \$

Borrower: ANDY ALEGE		File No.: [REDACTED]
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ADDITIONAL SIDE VIEW



ADDITIONAL STREET VIEW

Borrower: ANDY ALEGE
Property Address: 173 QUINCY ST
City: BROOKLYN
Lender: LIMA ONE CAPITAL, LLC

File No.: [REDACTED]
Case No.: [REDACTED]
State: NY
Zip: 11216

UNIQUE ID NUMBER 46000004840	State of New York Department of State DIVISION OF LICENSING SERVICES	FOR OFFICE USE ONLY Control No. 1543472
PURSUANT TO THE PROVISIONS OF ARTICLE 46 OF THE EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.		EFFECTIVE DATE MO. DAY YR. 09 12 21
JACKSON HOWARD F JR C/D-INTEGRATED REAL ESTATE SER 1661 OLD COUNTRY RD UNIT 136 RIVERHEAD, NY 11901		EXPIRATION DATE MO. DAY YR. 09 11 23
HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R. E. GENERAL APPRAISER		In Witness Whereof, The Department of State has caused its official seal to be hereunto affixed. ROSANA ROSADO SECRETARY OF STATE
DCS-1098 (Rev. 5/01)		

